035.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	939,400 / 939,400
					USE VALUE:	939,400 / 939,400
					ASSESSED:	939,400 / 939,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONTE RICHARD A
Owner 2:	
Owner 3:	
Street 1:	61 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRILLANTE LOUIS P TRUSTEE -
Owner 2:	ARLINGTON/TAUNTON REALTY TR -
Street 1:	6 VICTORIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,157 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2576 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5157.000	525,000	600	413,800	939,400
Total Card	0.118	525,000	600	413,800	939,400
Total Parcel	0.118	525,000	600	413,800	939,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.67 | /Parcel: 364.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23995
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	525,100	600	5,157.	413,800	939,500	939,500	Year End Roll	12/18/2019
2019	104	FV	389,300	600	5,157.	439,700	829,600	829,600	Year End Roll	1/3/2019
2018	104	FV	389,300	600	5,157.	320,700	710,600	710,600	Year End Roll	12/20/2017
2017	104	FV	364,900	600	5,157.	279,300	644,800	644,800	Year End Roll	1/3/2017
2016	104	FV	364,900	600	5,157.	237,900	603,400	603,400	Year End	1/4/2016
2015	104	FV	324,800	600	5,157.	232,800	558,200	558,200	Year End Roll	12/11/2014
2014	104	FV	318,900	600	5,157.	191,400	510,900	510,900	Year End Roll	12/16/2013
2013	104	FV	332,200	600	5,157.	182,100	514,900	514,900		12/13/2012

!2838!

PRINT

Date	Time
12/10/20	18:11:08

LAST REV

Date	Time
04/02/19	14:41:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2838

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRILLANTE LOUIS	1249-37		3/1/2002	Convenience	300,000	No	No		
	779-44		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	23995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2013	1357	Renovate	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/13/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
4/17/2009	Measured	372	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
3/27/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5157		Sq. Ft.	Site		0	80.	1.00	1			Med. Tr	-10					413,792						413,800	

Total AC/HA: 0.11839 | Total SF/SM: 5157 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 413,792 | Spl Credit | Total: 413,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05760872
Const Adj.:	0.98990101
Adj $ / SQ:	177.978
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645020
Depreciation:	119974
Depreciated Total:	525046

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

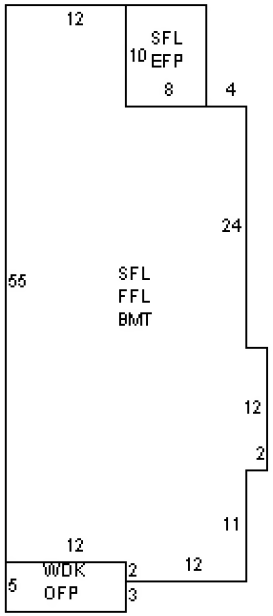
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.98
Special Features:	0	Val/Su Net:	130.47
Final Total:	525000	Val/Su SzAd	203.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,328	177.980	236,354
BMT	Basement	1,248	53.390	66,635
FFL	First Floor	1,248	177.980	222,116
EFP	Enclos Porch	80	60.640	4,851
OFP	Open Porch	60	43.560	2,613
WDK	Deck	60	15.840	950

Net Sketched Area:	4,024			Total:	533,519
Size Ad	2576	Gross Are	4024	FinArea	2576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	AV	1975	7.67	T	35.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600